



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JANUARY 21, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER BETSY FRETWELL, DEPUTY CITY ATTORNEY TOM GREEN, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, LESA CODER, DIRECTOR OF OFFICE OF BUSINESS DEVELOPMENT, CITY CLERK BARBARA JO (RONI) RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:04)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JANUARY 21, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to relinquish a 20 acre Recreation and Public Purpose Lease from the Bureau of Land Management (BLM) commonly known as Parcel 125-31-101-003 located on the southwest corner of Ann Road and Jensen Street - County (near Wards 4 and 6 - Brown and Mack)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Staff desires to relinquish this parcel to allow for parcel auction nomination through the BLM's upcoming auction. The parcel was applied for and sited for Park Site "R" in 1999. Staff has identified this parcel as surplus property as designated parkland already exists in the area to meet the growing demands of our citizens for recreational facilities.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter of Relinquishment
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, advised that the City has had a lease application on this parcel and is encompassed by an interlocal agreement entered into with the County last year to prevent its annexation. An initial request was made by the County for the City to relinquish the leasehold on three different parcels. Staff has no objection to the request for this parcel since there is no intent to build a park on land which is encompassed by the County, pursuant to an interlocal agreement. Staff has no information regarding the County's intention. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF JANUARY 21, 2003

Public Works

Item 1 – Discussion and possible action authorizing staff to relinquish a 20 acre Recreation and Public Purpose Lease from the Bureau of Land Management (BLM) commonly known as Parcel 125-31-101-003 located on the southwest corner of Ann Road and Jensen Street

MINUTES – Continued:

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:11 – 3:13)

1-232

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JANUARY 21, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Release of Right to Refund No. 3 between the City of Las Vegas and the Las Vegas Valley Water District in association with a 12-inch water line at the Doolittle Community Center located on Parcel Number 139-21-703-014 - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On 4/26/99, CLV entered into an Interlocal Agreement with LVVWD for the construction of a new 12-inch water main to serve Doolittle's expansion project. Upon receipt of frontage connection charges from other parties, LVVWD agreed to refund to CLV said frontage charges. Andre Agassi Academy has applied for connection to said main. The Academy has asked CLV to waive said charges in the amount of \$4,233. In the interest to further our community relationship with the College Preparatory Academy, CLV is agreeable to the Release of Right to Refund.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Release of Right to Refund No. 3
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 2 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, explained that at least 15 years ago the City had to pay a set amount of money for water lines and connections to facilities such as that located on the street and adjacent to the Agassi Charter School. The Charter School is now in Phase II of the Charter School, and they are seeking a portion of the refund due the City when they hook up the Phase II facility. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF JANUARY 21, 2003

Public Works

Item 2 – Discussion and possible action regarding a Release of Right to Refund No. 3 between the City of Las Vegas and the Las Vegas Valley Water District in association with a 12-inch water line at the Doolittle Community Center located on Parcel Number 139-21-703-014

MINUTES – Continued:

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:13 – 3:14)

1-291

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JANUARY 21, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action to rescind the previous action to designate City-owned property known as Parcel Number 139-36-603-001 located on the northwest corner of Stewart and Mojave Avenues as the future site of the East Las Vegas Business/Incubator Center - Ward 3 (Reese)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On 2/21/01, Council approved designating this parcel as the future site of the East Las Vegas Business/Incubator Center. Since the designation, staff has identified this as a potential site to locate the future Fire Station #8. Public Works/Real Estate & Assets Management has discussed this action to rescind with Neighborhood Services in order to provide and maintain the City's services/response time in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 3 and Item 4 be stricken by both the Committee and at the City Council meeting. COUNCILMAN MACK concurred.

MINUTES:

DAVID ROARK, Manager of Real Estate and Asset Management, requested Items 3 and 4 be stricken. COUNCILMAN MACK confirmed with DEPUTY CITY ATTORNEY TOM GREEN that the items did not need to be read into the record.

There was no further discussion.

(3:14 – 3:15)

1-330

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JANUARY 21, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action designating City-owned property known as Parcel Number 139-36-603-001 located on the northwest corner of Stewart and Mojave Avenues as site of the future Fire Station #8 - Ward 3 (Reese)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Fire & Safety (F&S) is in need of replacing the existing Fire Station #8 with a new prototype fire station. Real Estate & Assets (REAM) staff identified this parcel as a potential site to locate the future Fire #8. REAM Mgmt. has discussed the action with F&S, Architectural Svs. & Traffic Eng. in an effort to begin talks to examine site suitability for F&S to continue to provide/maintain the City's services/response time in this area. This action would allow F&S to continue to provide valley residents with essential services in an area located just 0.59 miles from the current Fire Station #8.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter from F&S
2. Letter from Arch Svs.
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 3 and Item 4 be stricken by both the Committee and at the City Council meeting. COUNCILMAN MACK concurred.

MINUTES:

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 3 for related discussion.

(3:14 – 3:15)

1-330

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JANUARY 21, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Mary Dungan for real property known as Parcel Number 138-25-516-013 located at 1413 Westmoreland Drive Unit 1 for \$55,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$55,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

1. Agreement of the Purchase of Real Property
2. Counter Offer

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 5 be forwarded to the Full Council with a "Do Pass" recommendation.

NOTE: COUNCILMAN MACK abstained because his brother owns property at the corner of Decatur Boulevard and Vegas Drive, near the location of these condominiums.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JANUARY 21, 2003

Public Works

Item 5 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Mary Dungan for real property known as Parcel Number 138-25-516-013 located at 1413 Westmoreland Drive Unit 1 for \$55,000 plus closing costs

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, indicated that Item 5 and Item 6 were related and requested they be heard together. He then explained that the City has been acquiring badly maintained condominiums in order to demolish the units. Staff recommended approval.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:15 – 3:17)

1-341

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JANUARY 21, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Kenneth E. and Peggy S. Mader for real property known as Parcel Number 138-25-515-011 located at 1505 Laurelhurst Drive Unit 11 for \$56,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$56,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

1. Agreement for the Purchase of Real Property
2. Counter Offer

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 5 be forwarded to the Full Council with a "Do Pass" recommendation.

NOTE: COUNCILMAN MACK abstained because his brother owns property at the corner of Decatur Boulevard and Vegas Drive, near the location of these condominiums.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JANUARY 21, 2003

Public Works

Item 6 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Kenneth E. and Peggy S. Mader for real property known as Parcel Number 138-25-515-011 located at 1505 Laurelhurst Drive Unit 11 for \$56,000 plus closing costs

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 5 for related discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:15 – 3:17)

1-341

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JANUARY 21, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action to direct staff regarding a Disposition and Development Agreement with PH GSA LLC proposal for an office development located 700 feet west of Main St. and Bonanza, and 1,100 feet south of D St. and Bonanza (139-27-410-002) - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount: Gain of \$2,000,000

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Budget Funds Available

Dept./Division: City Parkway IV-A, Inc.

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Augmentation Required

Funding Source: City Parkway IV-A, Inc.

PURPOSE/BACKGROUND:

The GSA is considering proposals to build an 85,000 square foot office building in the vicinity downtown. The Developer will add a second phase within 5 years, which would add a second 100,000 sq. ft. of office space.

RECOMMENDATION:

Approval for the officers of City Parkway IV-A, Inc. to enter into Disposition and Development Agreement (DDA) with PH GSA LLC.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Disclosure of Principals
4. Disposition and Development Agreement with Attachments

COMMITTEE RECOMMENDATION:

COUNCILMAN MACK recommended Item 7 be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

LESA CODER, Director of the Office of Business Development, referenced the rendering presented to demonstrate the exterior finishes of Phase I of this two-phase project located at Avenue F and Ogden Street. Initially this building will be approximately 85,000 square feet in size and is geared to house the General Services Administration of the relocation of the Internal

REAL ESTATE COMMITTEE MEETING OF JANUARY 21, 2003

Business Development

Item 7 – Discussion and possible action to direct staff regarding a Disposition and Development Agreement with PH GSA LLC proposal for an office development located 700 feet west of Main St. and Bonanza, and 1,100 feet south of D St. and Bonanza (139-27-410-002)

MINUTES – Continued:

Revenue Services' building. Staff proposes the two-phase development with approximately 2.1 acres in the second phase. The developer, through these contracts, would be bound to provide a minimum 100,000 square feet of Class-A office for a project to begin in no less than five years. The IRS building is proposed for the east side of the property, with the Phase I property to be transferred while the Phase II site will be held by City Parkway with an option to acquire additional land outlined in yellow for the would-be garage.

Bringing in several hundred employees into the area and the spin-off development are not the least of the economic benefits of the project. Without the deal as proposed, the IRS would not have selected this location. Along with the alternative acquisition of Phase II would be a payment of \$2 million to reimburse City Parkway its initial acquisition costs for the entire five acres. Should the developer not exercise this second option, he would still owe City Parkway the initial \$2 million.

The Owner Participation Agreement provides for tax incentives using the same formula used for World Market and Chelsea Properties. The value of that is approximately \$48,000 per year projected over 20 years. Staff recommended approval.

COUNCILMAN WEEKLY questioned whether the dialogue has been commenced regarding the employment plan, similar to that required of World Market and Chelsea Properties. MS. CODER confirmed that early meetings were held with the applicants, STAN WASHINGTON and GARY PECK of the ACLU regarding possible changes to the plan used for World Market. Based on that input, the language has been modified. Regarding employment from the nearby redevelopment area, in keeping with the City's Employment Policy, the intent is to comply for the construction and upfront employment opportunities. The permanent employees are simply being relocated from another site, so the same opportunities with other projects do not exist with this project.

COUNCILMAN WEEKLY discussed with MS. CODER that the parking garage will be part of the second portion of the two-phased project. In the interim, the balance of the site will be used for surface parking. If the developer moves forward with Phase II, the City knows that there is still space available. Surface parking would be removed and the garage constructed right at the corner of the intersection. A scenario was explored with the City building the parking garage with Phase I, which the developer also examined, but it was determined to postpone the garage until the Phase II option, or to allow the City to market the balance of the site in the event the option is not exercised.

REAL ESTATE COMMITTEE MEETING OF JANUARY 21, 2003

Business Development

Item 7 – Discussion and possible action to direct staff regarding a Disposition and Development Agreement with PH GSA LLC proposal for an office development located 700 feet west of Main St. and Bonanza, and 1,100 feet south of D St. and Bonanza (139-27-410-002)

MINUTES – Continued:

MS. CODER pointed out that this deal structures in considerable incentives for the developer to move forward with Phase II. The overall project does not work if the developer does not move forward with Phase II.

SUSAN SANDERS appeared on behalf of the developer and offered to make a presentation if the Committee so desired.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:04 – 3:11)

1-17

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JANUARY 21, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None

(3:17)

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THE MEETING ADJOURNED AT 3:17 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
March 4, 2002